

312 S Acadian Thwy
Baton Rouge, LA 70806



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MLS# 2024011499



\$364,900

3 Bedrooms | 2 Bathrooms | 1,768 Sqft

Qualifies for 100% financing and \$10,000 in lender credits! Just steps away from Elsie s, Radio Bar, Calandro s, Fleurty Girl and more this beautiful 3 bedroom 2.5 bath Mid City house is waiting for you to make it your next home. Built in 1927 by Norman Saurage, the founder of Community Coffee, adds historical charm to this newly renovated house situated in Ogden Park. The open floor plan and modern features like quartz countertops and gold detailing in the kitchen create a luxurious feel. The abundance of natural light and beautiful wood floors make the interior of the home warm, inviting and perfect for entertaining. Upstairs you will find the large primary bedroom with an ensuite bath and 2 closets. The additional bedrooms and hall bath towards the front of the house offer some privacy and convenience from the primary suite. Views from the bedrooms offer breathtaking sunrises and sunsets that cannot be beat. New roof, new tankless water heater, new HVAC, all new electrical, new plumbing and more. Enjoy the backyard peaceful retreat with its 8' foot privacy fence, custom raised gazebo with amenities like electric and water and an attached concrete patio. The perfect space for outdoor entertaining or just relaxing in a serene environment. Overall, this home is a perfect blend of historical charm and modern convenience, situated in a vibrant



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